

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

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In Re:

Frank M. Rampino



Order Filed on March 21, 2019
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No.: 17-12043 CMG

Hearing Date: 03/20/2019 at 9:00 a.m.

Chapter: 13

Judge: CMG

**ORDER AUTHORIZING
SALE OF REAL PROPERTY**

Recommended Local Form:

☐

Followed

x

Modified

The relief set forth on the following pages numbered two (2) and three (3) is
ORDERED.

DATED: March 21, 2019

A handwritten signature in cursive script, reading "Christine M. Gravelle".

Honorable Christine M. Gravelle
United States Bankruptcy Judge

Debtors: Frank M. Rampino

Case No. 17-12043 CMG

Caption of Order: Order Authorizing Debtors' Sale of Real Property
Section 363

Upon debtors' motion for authorization to sell the real property commonly known as
135A Ambery Drive, Manalapan, New Jersey, (the Real Property),

It is hereby ORDERED as follows:

1. Debtors are authorized to sell the Real Property upon the terms and conditions of the
Contract of Sale pursuant to 11 U.S.C. §§363(b) and 1303.

2. The proceeds of the sale must be used to satisfy the liens on the real property unless
the liens are otherwise avoided by court order. Until such satisfaction the real property is not
free and clear of liens.

3. In accordance with D.N.J. LBR 6004-5, the Notice of Proposed Private Sale included
a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore
the following professionals may be paid at closing.

Name of Professional: Keller Williams West Monmouth

Amount to be paid: \$9025.00

Services Rendered: Real Estate Listing and Sale of Property

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale
and adjustments to the price as provided for in the contract of sale may be made a closing.

5. The Amount of \$13,000.00 claimed as exempt may be paid to the Debtor.

6. The balance of the proceeds allocated to the Debtor's interest must be paid to the

7. A copy of the HUD-1 Settlement Statement must be forwarded to the Chapter 13

Trustee 7 days after closing.

Certificate of Notice Page 4 of 4
United States Bankruptcy Court
District of New Jersey

In re:
Frank M. Rampino
Debtor

Case No. 17-12043-CMG
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Mar 22, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 24, 2019.

db +Frank M. Rampino, 20 Beacon Blvd Apt. 1, Keansburg, NJ 07734-1806

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 24, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 22, 2019 at the address(es) listed below:

Albert Russo docs@russotrustee.com
Brian C. Nicholas on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION
bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com
Paul N. Mirabelli on behalf of Debtor Frank M. Rampino pmirabelli@verizon.net,
n.pr72254@notify.bestcase.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 5